



# ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು  
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೪೧ Part - IV A	ಬೆಂಗಳೂರು, ಶನಿವಾರ, ೦೮, ಜನವರಿ, ೨೦೨೩(ಮುಷ್ಣ, ೧೮, ಶಕವರ್ಷ, ೧೯೪೪)	ನಂ. ೦೮ No. 08
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## GOVERNMENT OF KARNATAKA

No. UDD 274 GUA 2022 (E-office)

Karnataka Government Secretariat  
Vikasa Soudha,  
Bangalore, dated: 06.01.2023

## DRAFT NOTIFICATION

In exercise of the Power conferred under Section 13-E of the Karnataka Town and Country Planning Act, 1961, the Government of Karnataka in order to make amendments to Zonal Regulations of Master Plan 2021 of the Local Planning Area of Ballary Urban Development Authority approved by Government vide Government Order No.NaAaE-60-GuAaPra-2010, Bengaluru, dated:01-12-2010. The draft amendment is proposed and published for the information of all persons likely to be effected thereby a Notice is hereby given that the said draft will be taken into consideration after 30 days from the date of its publication in the official Gazette.

Any objections or suggestions which may be received by the State Government from the public to the said draft regulation before the expiry of the period specified above will be considered, and those received after the stipulated date will not be considered by the State Government.

Objections and suggestions may be addressed to the Secretary to Government, Urban Development Department, Vikasa Soudha, Bangalore-560 001.

## DRAFT REGULATIONS

- 1. **Title & Commencement:** (1) These regulations may be called the Ballary Urban Development Authority Zonal Regulations (Amendment) 2023.  
 (2) It shall come into force from the date of its publication in the Official Gazette.
- 2. **Amendment to Table 3**
  - i. The table 3 shall be substituted as under

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**Table 3**

Exterior setback for buildings (Except Industrial) above 11.50 meters in height.

<b>Sl. No.</b>	<b>Height of the Building in meters</b>	<b>Exterior setback to be left on all sides. (Front, Rear and sides in meters)</b>
1	Above 11.5 up to 14.99	4.5
2	15.0 up to 18.0	6.0
3	Above 18.0 up to 21.0	7.0
4	Above 21.0 up to 24.0	8.0
5	Above 24.0 up to 27.0	9.0
6	Above 27.0 up to 30.0	10.0
7	Above 30.0 up to 35.0	11.0
8	Above 35.0 up to 40.0	12.0
9	Above 40.0 up to 45.0	13.0
10	Above 45.0 up to 50.0	14.0
11	Above 50.0	16.0

### 3. Amendment to Table 4 a

- i. The table 4a shall be substituted as under

Table 4 a

Maximum plot coverage, Floor Area Ratio and Road Width for different Sital Areas for Residential Buildings

<b>Plot Area in Sq. m</b>	<b>Maximum plot coverage</b>	<b>Permissible FAR</b>	<b>Minimum Road Width in m</b>
Up to 240	70%	1.50	Up to 6
240 to 500	65%	1.75	6 to 9
500 to 750	60%	2.00	9 to 12
750 to 1000	55%	2.25	Over 12
1000 to 4000	55%	2.50	Over 15
Over 4000	50%	2.75	Over 18

### 4. Amendment to Table 4b

- i. The table 4b shall be substituted as under

Table 4b

Maximum plot coverage, Floor Area Ratio and Road Width for different Sital Areas for Commercial Buildings.

<b>Plot Area in Sq. m</b>	<b>Maximum plot area coverage in percentage</b>	<b>Permissible FAR</b>	<b>Minimum Road Width in meters</b>
Up to 240	65%	1.50	Up to 6
240 to 500	65%	1.75	6 to 9
500 to 750	60%	2.00	9 to 12
750 to 1000	55%	2.25	Over 12
1000 to 4000	55%	2.50	Over 15
Over 4000	50%	2.75	Over 18

By order and in the name of the  
Governor of Karnataka.

(SATISH KABADI)  
Under Secretary to Government,  
Urban Development Department.